

The 18th July, 1978

No. 2389-2TCP-78/ —With reference to Haryana Government Notification No. 5569-2TCP-77/5914, dated 30th May, 1977 and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Final Development Plan along with the restrictions and conditions applicable to the Controlled Area covered by it (given in Annexure A and B) to the Development Plan at Rewari.

DRAWINGS

- *1. Existing Land Use Plan No. RTP/NCR/678/76, dated 7th August, 1976.
2. Development Plan No. RTPCR) 816/78, dated 5th April, 1978.

(ANNEXURE A)

Explanatory note on the Development Plan of Rewari

The trend of urbanisation and industrial supurt shows soigns of overall growth in urban population. The development of various towns and cities is taking place in an unplanned manner, calling for an orderly and co-ordinated development approach.

As far as Delhi (capital city) and its evirons are concerned, the Town and Country Planning Organisation, Government of India in conjunction with the Town Planning Departments of the adjoining States, namely, U. P., Rajasthan and Haryana have brought out a National Capital Regional Plan (draft) in order to balance the development of the Region vis-a-vis the Delhi metropolis.

Rewari town is one of the 8 regional towns falling in Haryana out of the 18 regional towns envisaged in the Regional Plan. The Regional-Plan has anticipated a population of 75,000 by 1991 A. D. as against 43,885 in 1971, but the development plan has been prepared keeping in view the projections for the years 2001 A. D.

Rewari town lies in the extreme south of the State and is situated at a distance of 93 kms. from Delhi towards its south-west. It is 13 Kms. away from Delhi-Jaipur National Highway No. 8 towards its west. It is an important town on account of the following factors :—

- (i) besides being a tchsil headquarter it is the leading town of the district.
- (ii) the biggest railway junction of the metre gauge in India connected with Delhi, Alwar, Narnaul, Mohindergarh and Hissar. It is very well connected by rail and road network with different important towns of the State as well as with Delhi Union Territory and the important places of Rajasthan.
- (iii) it is traditionally an industrial town and industrial activities are increasing day by day.
- (iv) in the field of education, it excels many parallel towns having 5 Degree Colleges, 13 Higher Secondary Schools, 2 B. Ed. Colleges, one ITI and one footwear institute.

EXISTING PHYSICAL FEATURES

The existing town can be considered of two components. One bounded by the circular road and the other outside it. It is very well connected by rail-road network, as five railway lines merge out from here in different directions and a number of roads radiate from different points on the circular road, to Jhajjar, Delhi, Bawal, Kotkasim, Jaipur, Narnaul and Mohindergarh. Like many other towns, it too presents a picture of mixed uses, as grain market near Jhandha Chowk, vegetable market near Gunj, timber and stone market on Jhajjar road are all in residential areas. Religious buildings cover a sizeable area in the form of worship places and holy tank like Teja Singh Tank.

Apart from the area of Model Town and few other pockets, entire city is enclosed by a circular road, in fact this circular road is the dominating feature and is serving as a guideline for development. The total area of the town is 510 hectares out of which only 233.5 hectares, i. e., 45.8 per cent is developed and the remaining area is lying in the form of vacant pockets.

There is acute shortage of water supply at Rewari. The sub-soil water in the town within the periphery of 8 kms. is mostly brackish, but there are certain confined areas along the bank of river sahibi, where adequate potable water is available. The suburbs on the other side of the railway line comprising of railway colony, Rampura and qutabpur village due to close physical setting, large population size and unique infrastructure have become a part and parcel of the town.

PROPOSALS

The population of the town has been kept 75,000 by 1991 and 1.10 lakhs by 2001 A.D. in the preparation of the development plan effort has been made in integrating the proposed development with the existing town. Development plan for Rewari town has been prepared on the radial and grid iron pattern giving rise to 15 sectors in all. Major area for the development has been chosen on the south-east side of Delhi-Jaipur main railway line firstly because it is higher than the other areas and secondly to restrict development on the other side of railway line. The total area of town will be 1,400 hectares as against present area of 510 hectares of Rewari town. Provision of major land uses in the development plan of controlled area is as under :—

Serial No.	Land use	AREA IN HECTARES		
		In the controlled area	In the Municipal area	Total
1.	Residential	356.00	289.5	645.50
2.	Commercial	40.5	60.5	101.00
3.	Industrial	174.0	..	174.00
4.	Transport & Communication	261.0	44.5	305.50
5.	Public Utilities	4.0	1.0	5.00
6.	Public & Semi-public	54.5	48.5	103.00
7.	Open Spaces	..	66.0	66.00
Total		890.00	510.00	1,400.00

A ring road around the town has been provided in such a manner that it separates industrial area from other areas and passes mainly through agricultural zone without affecting any kind of development. Keeping in view the N.C.R. proposals for effective functioning of the outer ring road, Rewari-Jhajjar, Rewari-Bawal and Rewari-Delhi roads have been upgraded to the level of National Highway.

The connections of these roads with the ring road have been made in such a way that the traffic on the outer grid goes uninterrupted.

ROAD AND RAIL SYSTEM

The road system is on the radial and grid iron pattern and it provides for the following type of the roads with their land reservation as below :—

V—1 (ring road) 60 metres

^a V—1, ^c V—1 and ^b V—1 N.H. width N.H. level as per N.C.R. proposals.

^d V—1, ^e V—1, ^f V—1, ^g V—1 and ⁱ V—1 S.H. width S.H. level as per N.C.R. proposals.

^b V—1 Existing width Existing order to be retained as per N.C.R. proposals.

V—2 (peripheral roads around sectors), 30 metres

Rail proposals in the development plan are based on the N.C.R. proposals. Regarding conversion of exiting Delhi-Rewari M.G. line to B.G. line, its doubling and electrification, and provision of B.G. rail links from Rothak to Rewari and Rewari to Palwal, these are shown only diagrammatically in the plan as detailed survey of alignments is yet to be done.

In order to provide free flow of traffic on the proposed ring road four over head bridges i.e. on the Rewari-Mohinderghar, Rewari-Narnaul, Rewari-Alwar and Rewari-Delhi railway lines need to be provided, but the overbridge on Rewari-Delhi railway line needs to be provided on priority basis for effective functioning of outer grid of road and rail network.

RESIDENTIAL ZONE

It is estimated that the population of the existing town in the next 25 years will rise to 1.10 lakh persons. Thus keeping this factor in mind, an area of about 645.5 hectares has been reserved for residential purposes in the form of 9 sectors. Sectors have been planed on overall density of 175 persons per hec. The sectors will be designed with modern standards and will be provided with

essential facilities like sewerage, drainage, water supply, shopping, educational and recreational facilities. In order to maintain the continuity of the extension of the existing town the residential areas have been provided so as to merge with the existing town. Thus no vulnerable pockets will be left in between for speculative purposes.

COMMERCIAL ZONE

An area of about 101 hectares has been reserved for city centre whole sale marketing and warehousing purposes. This will accommodate the business offices, restaurants, wholesale markets, wholesale and retail shops and other such allied houses.

INDUSTRIAL ZONE

With a view to provide strong economic base to the town, it is necessary to infuse industrial Development for which efforts both from the public and private sectors will be required. An overall area of 174 hectares has been zoned for light and medium industries which is kept on either side of the Rewari-Delhi Road,

TRANSPORT AND COMMUNICATION

A total area of 305.5 hectares come under this zone which is covered by the proposed major roads and the railway reservations. Out of this area 44.5 hectares is within the municipal limits.

PUBLIC UTILITIES

An area of about 5 hectares has been reserved for this purpose, which is already under the existing power house and water works.

PUBLIC AND SEMI PUBLIC USES

A total area of 103 hectares has been zoned for the uses detailed under above heading in appendix 'A'. Out of this area an area of 48.5 hectares come under the municipal limits.

Educational.—The present educational and technical facilities are adequate for the balanced and desired developments. However a major area of 49 hectares has been zoned for institutions on the extreme south-east side of the town due to existence of two new colleges in this area. It includes 16 hectares land under these two colleges and the remaining area of 33 hectares is kept to meet with the future requirements. A few other existing institutions, owing to great importance and favourable locations have been retained as it is. This, in addition to the major area zoned for the institutions, to other such areas have been reserved for this purpose, one of which is 16 hectares and lies on the southern side of Narnaul road and also on both sides of the railway line, comprising of women college, B. Ed. College and Ahir College, etc. while the other is on Pataudi road (6 hectares) comprising of Footwear institute and jublee college.

Government offices.—An area of 29 hectares has been reserved for the Government and semi-Government offices. The major considerations in its selection have been its desirability and central location, construction of sub-Divisional Officer (civil) building complex and the construction of General Bus Stand complex nearby.

Medical.—An area of 3 hectares has been reserved for medical facilities which is already under the existing civil hospital,

OPEN SPACES

Because of the existing use such as water works and the desirability of the central position in the town, the town park of an area of about 47 hectares has been provided on the north-east side of the commercial zone. In addition to this area provision for small parks has also been made in different areas of the town. This will not only provide recreational places for inhabitants of the town, but will also create interesting avenues along road.

AGRICULTURAL ZONE

The sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development within this area such as the extension of existing villages, contiguous to abadi deh, if undertaken under a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this area as a agricultural area,

ZONING REGULATIONS

The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning Regulations which form part of this Development Plan. These Regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in various major land uses and stipulate that all development and change of use shall be in accordance with the details shown in the sector plans, thereby ensuring the preparation of the detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE "B"

ZONING REGULATIONS

Governing uses and development of land in the controlled area around Rewari as shown in Drawing No. RTP (R) 816/78, dated 5th April, 1978.

I. GENERAL

These Regulations, forming part of the development plan for the controlled area around Rewari shall be called zoning Regulations of the Development Plan for Rewari controlled area.

The requirement of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder:

II. DEFINITIONS

In these regulations:—

- (a) 'Approved' means approved under the rules.
- (b) 'Building rules' means rules contained in part VII of Rules.
- (c) 'Drawing' means Drawing No. RTP/(R) 816/78, dated 5th April, 1978.
- (d) 'Floor Area Ratio' (FAR means the ratio, expressed in percentage between the total floor area of building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in blocks without divisions in street and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light industry' means industry not likely to cause injurious or obnoxious noise, smoke, gasfumes, odours, dust effluent and any other nuisance to an excessive degree and motivate by electric power;
- (g) 'Local Service industry' means an industry the manufacture, and product of which is generally consumed within the local area, for example, bakeries, ice-cream manufacturing, areated water, atta chakies power, laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots etc.;
- (h) 'Material Date' means the 5th November, 1974, in respect of land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963,—vide Haryana Government notification No. 4463-2 T C P-74, dated 16th October, 1974, appearing in Haryana Government Gazette of 5th November, 1974;
- (i) 'Medium industry' means all industries other than light industry and local service industry and not omitting obnoxious/injurious fumes and odours;
- (j) 'None-conforming use' respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, Post and Telegraph and transport and for any Municipal Services including a fire station;
- (l) 'Rules' means the Punjab Scheduled Roads Controlled Areas Restriction of Unregulated Development Rules; 1965;

- (m) 'Sector density' and 'colony density' shall mean the number of persons per hectare in sector area or colony area as the case may be;

Explanation.—(i) In this definition of the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony, as bounded with the major road system shown on the drawing in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be;

- (ii) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall be on the average contain two dwelling units each with a population on the 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;
- (n) 'Site coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site;
- (o) the term 'Act', 'colony' 'Coloniser', 'Development' plan Sector' and 'Sector plan' shall have the same meaning as assigned to the in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965; and
- (p) in case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. MAJOR LAND USES/ ZONES

(I) For purposes of these regulation the several parts of the controlled area indicated on drawing shall be reserved for the following major land uses and to be designated as under:

- (1) Residential zone
- (2) Commercial zone
- (3) Industrial zone
- (4) Transport & communicational zone
- (5) Public utility zone
- (6) Public & semi public zone
- (7) Open spaces
- (8) Agricultural zone

IV. DIVISION INTO SECTORS :—

Major land uses mentioned at serial Nos. 1 to 6 in regulation III above which are building purposes have been divided into sectors, as shown bounded by the major road reservations and each sector shall be designated by a number as indicated on the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES :—

Main ancillary and allied uses, which subject to other requirements of these regulations and of the rules may be permitted in the respective major land uses zones are listed in Appendix 'A' sub-joined to these regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT :—

Notwithstanding the reservation of various sector for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water-supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. SECTOR TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES :—

(1) Change of land use and developments in sectors which are reserved for commercial, public and semi public zone and shall be taken only and exclusively through the Government or a Government

under taking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provisions of clause (1) above the Government may reserve, at any time any other sector for development exclusively by it or by the agencies mentioned above.

VIII. LAND RESERVATION OF MAJOR ROADS :—

(1) Land reservation of major roads shall be as under :—

- | | |
|---|----------------------|
| (i) Major road indicated as V-1 (Ring Road) on the drawing | 60 metres |
| (ii) Major road indicated as : | |
| V-1 (a) Rewari-Delhi Road | NH (NCR) Proposals |
| V-1 (b) Rewari-Kotkasim | ORD (existing width) |
| V-1 (c) Rewari-Bawal | NH width |
| V-1 (d) Rewari-Jaipur | SH width |
| V-1 (e) Rewari-Narnaul | SH width NCR |
| V-1 (f) Rewari-Mohindergarh | SH width proposals |
| V-1 (g) Rewari-Dadri | SH width |
| V-1 (h) Rewari-Jhajjar | NH width |
| V-1 (i) Rewari-Pataudi | SH width |
| (iii) V-2—Major roads indicated on the drawing
(roads along the boundaries of Sectors) | 30 M width |

2. Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

IX. INDUSTRIAL NON-CONFORMING USES :—

With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses shall be allowed to continue, provided that the owner of industry concerned :—

- Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- During the interim period, makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. DISCONTINUANCE OF NON-CONFORMING USES :—

(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed, to have terminated and the land shall be allowed to be reused re-developed only according to the conforming use.

(2) If a non-conforming use, building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, riot or any other natural calamity it shall be allowed to be re-developed only for a conforming use.

XI. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE :—

In case of any land lying in agricultural zone Government may relax the provisions of this development plan :—

- for use and development of the land into industrial colony, provided the coloniser had purchased the land for the said use and development prior to the material date on stamped paper and the coloniser secures permission for this purpose as per rules ; and
- for use of land as an individual industrial site as distinct from an industrial colony provided that;

- (i) the land was purchased prior to the material date.
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the rules; and
- (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

Explanation :—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XII. THE DEVELOPEMENT TO CONFORM TO SECTOR AND ZONING PLAN :—

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

XIII. DENSITY SIZE AND DISTRIBUTION OF PLOTS :—

(1) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawings subject to a maximum of 20 percent variation allowed in either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XI the colony density of the colony area shall not exceed the limits as laid down below:—

For areas upto 100 hectares	150 Persons/Hectare
For area larger than 100 hectares	112 „ / „

XIV. INDIVIDUAL SITES TO FORM PART OF AN APPROVED LAYOUTS :—

No permission for erection or re-erection of building on a plot shall be given unless—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxation had been granted as provided in regulation XI above, and
- (ii) the plot is accessible through road laid out and constructed upto the location of the plot to the satisfaction of the Director.

XV. MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES :—

(1) The minimum sizes of the plots for various types of uses shall be as below :

(i) Residential plot	50 sq. meter
(ii) Residential plots in subsidised industrial housing or slum dwellers housing schemes approved by the Government.	35 sq. metre
(iii) shop-cum-residential plot	100 „
(iv) shopping booth including covered corridor of pavement in front	20 „
(v) Service industry plot	200 „
(vi) Light industry plot	200 „
(vii) Medium industry plot	0.8 hectare.

(2) The minimum area under a group housing estate shall be 0.4 hectare.

XVI. SITE COVERAGE AND HEIGHT OF BUILDINGS IN VARIOUS USES :—

Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the rules. In the case of other

categories the maximum site coverage and the floor area ratio shall subject to architectural control as may be imposed under regulation XVIII be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor Area ratio
(i) Group Housing	33 1/3 per cent	150 per cent
(ii) Government offices	25 per cent	150 per cent
(ii) Commercial plots within Commercial Zone	50 per cent if air conditioning is not done	150 per cent
	75 per cent if air conditioning is done	
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent

XVII. BUILDING LINES IN FRONT SIDE AND REAR :—

This shall be provided in accordance with rule 51, 52 and 53.

XVIII. ARCHITECTURAL CONTROL :—

Every building shall conform to architectural control wherever if any specified in the architectural control sheets, prepared under rule 50.

XIX. PROVISION OF FARM HOUSES OUTSIDE ABADI DEH IN AGRICULTURAL ZONE:—

A farm house in rural zone outside *abadi deh* of village may be allowed subject to the following conditions:—

- (i) No farm houses shall be permitted within 1 km. of the urbanisable limit of any urban settlement as determined in the Development/Master Plans.
- (ii) Farm houses shall be permitted on the farms having not less than 2 hectares of area.
- (iii) The plinth area limit for the farm house shall be as under:—

For land from 2 to 2.4 hectares 150 sq. mtrs.

For every additional 0.4 hectare (with maximum of 300 sq. mtrs). 15 sq. mtrs.

- (iv) It shall be constructed single storeyed and its height shall not exceed 4 metres.
- (v) It shall be at least 15 metres away from the edge of the agricultural land on all sides; provided that if land attached to the farm house abuts a road, the house shall be constructed with a maximum set back from the edge of the road as under:—
- (a) Where the road is bye-pass to a schedule road 100 metres
- (b) where the road is a schedule road 30 metres
- (c) any other road 15 metres

XX. RELAXATION OF DEVELOPMENT PLAN:

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the development plan on principle of equity and justice of payment of such development charges and on such conditions as it may deem fit to impose.

ANNEXURE A

1. Residential Zone

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, community, Religious and Recreational buildings.
- (iv) Public utility buildings
- (v) Educational buildings and all types of schools and colleges where necessary
- (vi) Health institutions
- (vii) Cinemas, commercial and professional offices
- (viii) Retails shops and Restaurants
- (ix) Local services Industries
- (x) Petrol filling stations
- (xi) Bus stops, Tonga, Taxi, Scooter, and Rickshaw stands.
- (xii) Nurseries and green houses
- (xiii) Any other minor need ancillary to residential use

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

II. Commercial zone

- (i) Retail trade
- (ii) Wholesale trade
- (iii) Warehouses and storage
- (iv) Commercial offices and banks
- (v) Restaurants, hotel and transient boarding houses including public assistance institutions providing residential accommodation like Daharmshala, tourist houses etc.
- (vi) Cinemas and other places of public assembly like theatres, clubs, dramatic clubs etc. run on commercial basis.
- (vii) Professional establishments
- (viii) Residences on the first and higher floors
- (ix) Local service industry
- (x) Public station buildings
- (xi) Petrol filling station and service garrages
- (xii) Loading and unloading yards
- (xiii) Parking spaces, bus stops, Taxi, tonga and Rickshaw stands
- (xiv) Town parks
- (xv) Any other use which the Director, in public interest may decide.

III Industrial Zone

- (i) Service industry.
- (ii) Light industry
- (iii) Medium industry.
- (iv) Warehouses and storages
- (v) Public utility, community buildings and retail shops
- (vi) Parking loading and unloading areas.
- (vii) Truck stands, Bus stops, taxi, tonga and rickshaw stands.
- (viii) Petrol filling stations and service garages.
- (ix) Any other use permitted by the Director.

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

IV Transport and Communication Zone

- (i) Railways yards railway station and sidings.
- (ii) Roads and Transport Depots and parking areas.
- (iii) Telegraph offices, telephone lines and telephone exchanges.
- (iv) Petrol filling stations and service garages.
- (v) Parking spaces, bus stops, shelter, taxi, tonga and rickshaw stands.

At sites approved by the Director.

V. Public Utilities Zones

- (i) Water supply, installations including treatment plants.
- (ii) Drainage and sanitary installations including disposal works.
- (iii) Electric power plants, sub-station etc. and staff quarters at approved sites.

VI. Public and Semi Public Zone.

- (i) Government offices, Government Administration centers, Secretariates, district offices, law courts, jails, police station, governors and presidents residences.
- (ii) Educational, cultural and religious institutions.
- (iii) Medical and Health institutions.
- (iv) Civic, cultural and social institutions like theatres, opera houses etc. of a predominately non-commercial nature.
- (v) Any other use which government in public interest may decide.

VII Open Spaces.

- (i) Sports grounds, stadia and playgrounds.
- (ii) Parks.
- (iii) Any other recreational use with the permission of the Director.

VIII Agricultural Zone.

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village house within abadi-deh.
- (iii) Farm house outside abadi deh subject to restriction as laid down in zoning regulations. (XIX)
- (iv) Expansion of existing villages contiguous to Abadi-deh if undertaken under "a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations and pasteurisation plants. } As approved by the Director
- (vi) Bus and railway stations.
- (vii) Airports with necessary buildings.
- (viii) Wireless stations.
- (ix) Grain Godowns/storage spaces at sites approved by the Director.
- (x) Weather stations.
- (xi) Land drainage and irrigation Hydro-electric work and tubewell for irrigation.
- (xii) Telephoned and electric transmission lines and poles.
- (xiii) Mining and extraction oprations including lime and brick kilns stone quarries crushing subject to the rules and at approved sites.
- (xiv) Cremation and burial grounds.
- (xv) Petrol filling stations and garage services.
- (xvi) Hydro-electric thermal sub-stations.
- (xvii) Any other use which Government may in public interest decide.

M. SETH,
Commissioner and Secy.

ROHTAK

EXISTING LAND USE PLAN FOR CONTROLLED AREA



LEGEND

GENERAL

- CONTROLLED AREA BOUNDARY
- MUNICIPAL BOUNDARY
- BUILT-UP AREA
- ROAD WITH K.M. STONES
- KATCHA RASTA
- RAILWAY LINE
- CANAL/NALAH
- POND
- HIGH TENSION LINE
- KILN

COMMERCIAL & OFFICES

- GENERAL RETAIL SHOP BAZAR
- WHOLE SALE & WARE HOUSE
- GOVT. BUILDINGS
- PETROL PUMP

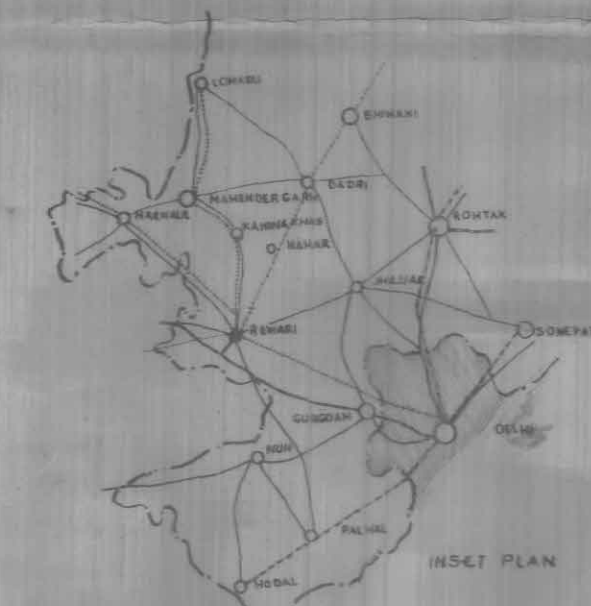
INDUSTRIAL

EDUCATIONAL & MEDICAL

- SCHOOL / COLLEGE AND INSTITUTE
- DISPENSARY / HOSPITAL

OTHER PUBLIC SERVICES & AGRICULTURAL

- PARK / PLAY GROUNDS
- CREMATION GROUNDS
- RELIGIOUS PLACES
- AGRICULTURAL LAND
- GARDEN
- WELL/TUBE WELL



OFFICE OF THE REGIONAL TOWN PLANNER
N.C.R. ROHTAK

DRAWN BY [Signature] DATE [Date]	DRAWING NO. R.T.P./H.C.R/678/78 DT-7-8-1978
---	--

R E W A R I

DEVELOPMENT PLAN

PROPOSED LAND USE - 2001 A.D.

RESIDENTIAL
COMMERCIAL

INDUSTRIAL
TRANSPORT & COMM.
PUBLIC UTILITIES
PUB. & SEMI
PUB. USES
OPEN SPACES
AGRICULTURAL LAND

PROPOSED DENSITY
SECTOR NUMBER
VILLAGE ABADI
EXISTING ROADS / RAILWAY LINES
REVENUE RASTAS

DRAWING NO. RTP(R) 816/78 DT. 5-4-78

SENIOR TOWN PLANNER
REGIONAL TOWN PLANNER
ASST. TOWN PLANNER
PLANNING ASST.
DRAWN BY

DEPT. OF T&P, HARYANA
DIRECTOR

